



# Quarterly HOA Meeting

January 20, 2016

# **2016 Board Members:**

Amy Deslattes

Marcus Harris

Tim Lovell

Jarod Moore

Bobby Vannoy

**Special Guests:**

# Financial Report

Email: [billing@cypressmeadowssubdivision.com](mailto:billing@cypressmeadowssubdivision.com)

## 2015 Year End

- Deposit of \$1000.00 from CW properties
- Expenses of \$6464.54 (property taxes, fountain upkeep, pond upkeep, management fees, utilities, property insurance)
- shortage of \$5464.54 for 2015 year

## 2016 Budget

- Deposit of \$37,620.00 collected in dues for 2016
- Outstanding \$21,505.00 (including carry over balances from previous years)

**Cypress Meadows Subdivision Homeowners Association  
Expense Report 10/1/2015 to 12/31/2015**

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Vendor</u>	<u>Account/Description</u>	<u>Amount</u>
Deposit	10/02/2015	2015-003	CA Homes	Opening Equity from developer	1,000.00
Check	10/27/2015	1001	Midsouth Pond Supply	Fountain Maintenance/replace pump under warranty	-235.13
Check	10/27/2015	draft	Intuit Supplies	Checks, deposit slips, stamp	-181.99
Check	10/27/2015	1002	Select Properties	Mangement fee & 1/2 one-time set-up fee	-425.00
Check	11/30/2015	1003	Select Properties	Mangement fee & 1/2 one-time set-up fee	-425.00
Check	12/15/2015	1004	Watts Pools	Pond Maintenance/monthly charge	-225.00
Check	12/15/2015	1005	Ron Boustany	Pond Maintenance/monthly charge 2 months	-780.00
Check	12/15/2015	1006	Lafayette Parish Tax Collector	Property taxes	-893.98
Check	12/15/2015	1007	City of Broussard	Property taxes	-219.47
Check	12/15/2015	1008	Slemco	Utilities	-1,003.62
Check	12/28/2015	1009	DJW Insurance	Property insurance	-2,499.62
Check	12/28/2015	1010	Select Properties	Management fee/monthly charge plus postage & supplies	-575.73
					<u>-6,464.54</u>
					<u><b>-6,464.54</b></u>

## Cypress Meadows Subdivision Homeowners Association Phase 1 &amp; Phase 2

2016 Budget

Date: 11/13/2015

	<b>Budget 2016</b>
Income	
Association Fees (12@375/193@275)	57,575
Late Fees	200
<b>Total Income</b>	<b><u>57,775</u></b>
Expenses	
Administrative	
Bank Charges	50
Insurance	3,500
Legal	1,000
Management Fee	3,600
Misc. Adm	100
Postage/Supplies/Copies	500
Taxes	500
Tax Return Fee	500
Maintenance	
Fountain	2,000
Grounds	25,000
Landscaping	5,000
Misc. Maintenance	500
Pond	5,000
Sign	250
Sprinkler	500
Amenities/Improvements	1,375
Utilities	
Electricity/Water	8,400
<b>Total Expenses</b>	<b><u>57,775</u></b>
<b>Net Income/Loss</b>	<b>0</b>

# Committee Overview

- Architectural Control
- Commons Areas
- Communications
- Socials
- Violations

# ACC Report

Email: [acc@cypressmeadowssubdivision.com](mailto:acc@cypressmeadowssubdivision.com)

## Modification request

Approved – 4

Rejected – 1

Waiting on response – 1

To be reviewed – 1

Waiting on information – 3

**When submitting a request the following information is required.**

Written description of modification to be done

Material to be used in construction

Drawing or sketch showing position

Elevation drawing, or pictures

Roof pitch if applicable

**When providing information more is better because it is reviewed by the board prior to approval or rejection.**

# Commons Area Report

email: [commonareas@cypressmeadowssubdivision.com](mailto:commonareas@cypressmeadowssubdivision.com)

- Bids for lawn care
  - \$26,760 24 cuts per year
  - \$30,000 40 cuts per year
  - \$21,600 24 cuts per year
- Bids for landscaping
  - \$9,526 for two color changes per year
  - \$8580 for two color changes per year
  - \$4875 for two color changes per year
- improvements
- future development

PS3-31673 \$32,596

PS5-31673 \$39,156

ADA  
ACCESSIBLE

JM

AW

MH &



**PS3 / PS5**

AGE	CAPACITY	USE ZONE	ACTUAL SIZE
5-12	44 / 75	47' x 41' / 50' x 44'	34' x 29' / 38' x 32'

Reverse View



**FEATURED COMPONENTS**





PS3-31898 \$27,396

PS5-31898 \$33,048

ADA ACCESSIBLE

JM MHS

**PS3 / PS5**

AGE	CAPACITY	USE ZONE	ACTUAL SIZE
5-12	45 / 50	44' x 24' / 49' x 25'	32' x 12' / 37' x 13'

PS3-31907 \$21,765

PS5-31907 \$25,063

AD - any other colors?

ADA ACCESSIBLE

MCT

JM



**PS3 / PS5**

AGE	CAPACITY	USE ZONE	FALL HEIGHT
2-12	44 / 46	42' x 33' / 43' x 33'	6'

VISIT [SRPLAYGROUND.COM](http://SRPLAYGROUND.COM) FOR OVERHEAD VIEW



PS3-31898 \$27,396

PS5-31898 \$33,048

ADA ACCESSIBLE

JM MHS

**PS3 / PS5**

AGE	CAPACITY	USE ZONE	ACTUAL SIZE
5-12	45 / 50	44' x 24' / 49' x 25'	32' x 12' / 37' x 13'

# Communications Report

Website: [www.cypressmeadowssubdivision.com](http://www.cypressmeadowssubdivision.com)

Email: [info@cypressmeadowssubdivision.com](mailto:info@cypressmeadowssubdivision.com)

Annual Survey on homepage

Minutes of past meetings on Board page

# Socials Report

## Preliminary schedule

- Easter Egg Hunt, Saturday, March 26
- 4th of July (Monday)
- Social Committee

# Violations Report

email: [violations@cypressmeadowssubdivision.com](mailto:violations@cypressmeadowssubdivision.com)

Notice of common violations sent Jan. 1

- garbage cans
- antennae and goals
- parking
- recreational vehicles and boats
- storage sheds

Fine Policy

# Questions and Comments

Norms--time, place, and manner

Questions of an entirely personal matter may be tabled for individual follow-up after the meeting.